

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-003
General Location Identifier: Tax ID 17324124

From: Robyn Byers, Ph.D.
Robyn.Byers@ci.charlotte.nc.us
704-336-7404

Reviewer: Lynda Jensen
Lynda.Jensen@charlottenc.gov
704-432-0672

Revision Log:

Date	Description
02-25-2021	First Review (LJ)
03-25-2021	Second Review (LJ)

General Review Information

The site is located on Sharon Road (Major Thoroughfare, City-maintained), and located in a South Corridor outside of Route 4. The site is located in the Sharon Road and I-485 Transit Station Area Plan.

Active Projects Near the Site:

- No Active Projects at this time.

CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.

This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

The site is located on a City-maintained Major Thoroughfare (Sharon Road). The Petitioner has relocated back of curb 30' from centerline of Sharon Road and is providing a 12-foot shared-use path to allow for improved pedestrian connectivity in the area, as well as a waiting pad in conjunction with CATS bus stop number 29080. Site plan revisions are needed to address the outstanding request for rights-of-way set at 2' behind back of sidewalk where feasible. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Mental Institution		No Data	Tax Record
Entitlement with Current Zoning	Multi Family (R-17, 19.78 acres)	336	1,830	General Guidance from Planning
Proposed Zoning	Mental Institution		No Data	Site Plan: 12-10-21

Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition #2021-003
General Location Identifier: Tax ID 17324124

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Curbline:** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.
 - a. **Resolved (03/18/2021); Sharon Road:** Location of the future curb and gutter is 30' from Sharon Road centerline. The petitioner will provide curb and gutter on Sharon Road to accommodate a 4-lane divided avenue cross section, to include two thru-lanes and a future center turn lane.



- b. Label and dimension the curb and gutter from the centerline for each road on the site plan.
2. **Traffic Study:**

A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.
 3. **Resolved (03/18/2021):** ~~Revise site plan and conditional note(s) to commit to construct a CATS Waiting Pad Only, 60.01A, at bus stop number 29080.~~
 4. **Resolved (03/18/2021):** ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip on Sharon Road per Chapter 19. CDOT requests a 12 ft Multi-Use Path in lieu of the required 6 foot sidewalk per the Charlotte BIKE Policy and to help build out a larger multi-modal network in the area. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.~~
 5. **OUTSTANDING (03/18/2021):** ~~A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~
 6. **Resolved (03/18/2021):** ~~A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

1. The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process.

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition #2021-003
General Location Identifier: Tax ID 17324124

2. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
3. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
4. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
5. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
8. The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
9. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>